

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
MARCH 19, 2015**

**Work Session
1:45 p.m.
Warren Green Building
Second Floor Conference Room
10 Hotel Street, Warrenton, Virginia**

The Fauquier County Planning Commission held a Work Session on Thursday, March 19, 2015, beginning at 1:45 p.m., in the Warren Green Building, Second Floor Conference Room, 10 Hotel Street, Warrenton, Virginia. Members present were Mr. Ken Alm, Chairperson; Ms. Adrienne Garreau, Vice-Chairperson; Mr. Bob Lee, Mr. John Meadows and Mr. Dell Ennis. Also present were Ms. Mary Catherine Sheridan, Ms. Kimberley Fogle, Ms. Kimberley Johnson, Ms. Holly Meade, Mr. Chuck Floyd, Mr. Andrew Hopewell, Mr. Adam Shellenberger, Mr. Don Del Rosso, Ms. Wendy Wheatcraft and Ms. Heather Jenkins.

DOMINION POWER SOLAR PROJECT INTRODUCTION

ECONOMIC DEVELOPMENT PRESENTATION

**INITIATION OF A ZONING ORDINANCE TEXT AMENDMENT TO SECTION 4-102 TO
REDUCE THE MINIMUM ACREAGE FOR ESTABLISHMENT OF A PLANNED
RESIDENTIAL DEVELOPMENT**

Ms. Kimberley Johnson reviewed the proposed amendment.

**SPECIAL EXCEPTION – SPEX-14-001998, DALE STROTHER CHILDS
(OWNER)/VERIZON WIRELESS (APPLICANT) – CASANOVA TELECOMMUNICATIONS
FACILITY**

Ms. Wendy Wheatcraft reviewed the application.

**COMPREHENSIVE PLAN AMENDMENT – COMA-15-002649 – CHAPTER 6 –
MARSHALL SERVICE DISTRICT PLAN**

Mr. Adam Shellenberger reviewed the proposed amendment.

**COMPREHENSIVE PLAN AMENDMENT – COMA-15-002663 – CHAPTER 6 – NEW
BALTIMORE SERVICE DISTRICT PLAN**

Ms. Kimberley Fogle reviewed the proposed amendment.

APPROVAL OF MINUTES – FEBRUARY 19, 2015

Planning Commission members discussed the minutes.

PLANNING COMMISSIONERS' TIME

Planning Commission members discussed the site visit schedule for April 1, 2015.

The meeting was adjourned at 5:00 p.m.

*Regular Meeting
6:30 p.m.
Warren Green Meeting Room
10 Hotel Street, Warrenton, Virginia*

The Fauquier County Planning Commission held its regular meeting on Thursday, March 19, 2015, beginning at 6:30 p.m. in the Warren Green Meeting Room, 10 Hotel Street, Warrenton, Virginia. Members present were Mr. Ken Alm, Chairperson; Ms. Adrienne Garreau, Vice-Chairperson; Mr. Bob Lee, Mr. John Meadows and Mr. Dell Ennis. Also present were Ms. Mary Catherine Sheridan, Ms. Kimberley Fogle, Ms. Holly Meade, Secretary; Ms. Kimberley Johnson, Mr. Andrew Hopewell, Mr. Adam Shellenberger and Ms. Wendy Wheatcraft.

1. **APPROVAL OF MINUTES** – February 19, 2015

On motion made by Ms. Adrienne Garreau and seconded by Mr. Bob Lee, it was moved to approve the February 19, 2015 minutes.

The motion carried unanimously.

2. **INITIATION OF A ZONING ORDINANCE TEXT AMENDMENT TO SECTION 4-102
TO REDUCE THE MINIMUM ACREAGE FOR ESTABLISHMENT OF A PLANNED
RESIDENTIAL DEVELOPMENT**

For purposes of good zoning practice, convenience, as well as public general welfare, on motion made by Mr. Bob Lee and seconded by Ms. Adrienne Garreau, it was moved to initiate this item.

The motion carried unanimously.

***Public Hearings
6:30 p.m.
Warren Green Meeting Room, First Floor, 10 Hotel Street
Warrenton, Virginia***

1. **CITIZENS' TIME**

No one spoke.

2. **ANNOUNCEMENTS**

Mr. Ken Alm announced that agenda item #4 will be moved to item #3.

3. **COMPREHENSIVE PLAN AMENDMENT – COMA-15-002649** – A Comprehensive Plan Amendment to Chapter 6 – Marshall Service District Plan to add language related to the potential relocation of the Virginia Department of Transportation (VDOT) owned commuter parking lot. (Adam Shellenberger, Staff)

Mr. Adam Shellenberger reviewed the staff report, a copy of which is attached to and made part of these official minutes.

Mr. Ken Alm opened the public hearing.

In that there were no speakers, Mr. Ken Alm closed the public hearing.

On motion made by Mr. Bob Lee and seconded by Ms. Adrienne Garreau, it was moved to forward this item to the Board of Supervisors with a recommendation of approval.

The motion carried unanimously.

4. **SPECIAL EXCEPTION – SPEX-14-001998, DALE STROTHER CHILDS (OWNER)/VERIZON WIRELESS (APPLICANT) – CASANOVA TELECOMMUNICATIONS FACILITY** – An application for a Category 20 Special Exception to construct a one hundred fifty-four (154) foot monopole telecommunications tower and associated equipment compound. The property is located at 5272 Casanova Road, Cedar Run District. (PIN 7902-43-0856-000) (Wendy Wheatcraft, Staff)

Ms. Wendy Wheatcraft reviewed the staff report, a copy of which is attached to and made part of these official minutes.

Mr. Ken Alm opened the public hearing.

Mr. Jack Miller, Cedar Run District, spoke in favor of the proposed cell tower and provided a petition in support with signatures of Casanova residents. Mr. Miller expressed the need for more reliable cell service in the area.

Mr. Kevin Breeden, Cedar Run District, acknowledged the need for improved service; however, not at this location where a 154 foot tower would be a blight to the community of Casanova. Mr. Breeden noted that the proposed location does not comply with the county's Zoning Ordinance and Comprehensive Plan and suggested a more preferable location within tree cover on the adjacent property to the west.

Mr. Paul Duggan, applicant's engineer, indicated that the new facility will provide needed coverage along multiple roads and Poplar Springs; and commented that if the tower was shifted to another area, coverage would be lost. Mr. Duggan respectfully disagreed with the staff's recommendation.

Ms. Stephanie Petway, consultant for Verizon, explained the search ring process and noted this site is restricted by the Weston Wildlife Management Area.

Ms. Julie Bolthouse, on behalf of Piedmont Environmental Council (PEC), stated that PEC is not opposed to cell coverage in Casanova; however, they would prefer a less obtrusive location with a lower height and in a vegetative area.

Mr. Rick Carr, on behalf of Citizens for Fauquier County (CFFC), acknowledged the need for service; however, CFFC is opposed to the 154 foot tower at the proposed location. Mr. Carr stated that there should be a balance of cultural resources with the needs of the community and requested a recommendation of denial.

Mr. Jim Cirillo, Cedar Run District, commented that a cell tower 1,300 feet from the road is an adequate distance and will be hard to see while driving. Mr. Cirillo expressed concern for moving the tower and losing adequate coverage.

Ms. Tara Cubie, historic consultant for Verizon, noted that the tower is only visible from the southwest corner of the Casanova Historic District and that the height will allow other companies to collocate, which will eliminate the need for additional towers.

Ms. Vickie Watts, Cedar Run District, spoke in favor of the proposed tower and explained that she is a realtor that works exclusively from home. Ms. Watts stressed the need for improved service, not only for work but for emergencies as well.

Ms. Anne Bryant, Cedar Run District, spoke in support of this application and voiced her concern for the students that need the Internet to complete assignments.

Mr. Damon Anderson, Cedar Run District, voiced his support for the proposed tower and stated that independent transportation is difficult with his disability, therefore, strong Internet service is a lifeline to him, allowing him to work from home.

Mr. Greg Huddleston, Cedar Run District, spoke in opposition to the proposed location and explained that he uses a Verizon Internet hotspot which is adequate for working at home. Mr.

Huddleston also voiced his concern for the visual impact this location would have on the village and requested a recommendation of denial.

Mr. Thomas North, Cedar Run District, spoke in favor of the proposed tower and said that drivers will only see it for a brief moment. Mr. North stated that he experiences dropped service continuously.

Mr. Frank Stearns, applicant's representative, expressed his disagreement with the staff's recommendation and indicated that alternative locations have been considered. Mr. Stearns stated that he is willing to continue working to find a solution.

Mr. Anthony Lepore, CityScape (Fauquier County's telecommunication consultant), stated that they did not receive sufficient information regarding alternative sites; therefore, the Ordinance threshold was not met.

Ms. Christy Longhill, Cedar Run District, spoke in favor of the proposed tower and commented that working from home takes 2-3 times longer and is expensive. Ms. Longhill stated that her high school student has to travel to where she can get service in order to complete school projects.

Mr. Sean McAvoy, Cedar Run District, stated that cell and Internet service is needed and explained that he is a software developer and cannot work from home, forcing him to rent an office where service is reliable. Mr. McAvoy continued that his high school students go to the library or Bistro in town to use the Internet and stressed the need for reliable 911 service.

Ms. Asia Connor, Cedar Run District, commented that educational needs have to be considered and explained that she is a registered nurse taking on-line classes where she has to go in to town for Internet service. Ms. Conner stated that she supports this tower.

Mr. Jacob Joyner, Cedar Run District, spoke in support of the proposed tower and stated that as an on-line student working on his Associates Degree, he has to use the town library and is unable to view videos from the professor. Mr. Joyner added that he is a long distance runner and cannot get service on local roads.

Ms. Mary Ashton, spoke on behalf of her aunt, Mildred Riddell, in opposition to the proposed tower location and stated that the tower should be placed in the most appropriate location. Ms. Ashton mentioned that Ms. Riddell provided a map of alternative locations and said that cell service in Casanova is very important for this community.

Ms. Tanja Heather, Cedar Run District, stated that she is part of three generations of her family living in Casanova and homeschools her son who has a medical condition. Ms. Heather echoed that we are failing to provide children the proper education and safety opportunities.

Mr. Scott Carter, Cedar Run District, spoke in support of the tower no matter what height it needs to be and mentioned the petition supporting the tower is from residents within Casanova.

Mr. Gene Gregory, Cedar Run District, spoke in opposition and requested a recommendation of denial based on the standards of the Ordinance not being met.

Mr. Rob Heather, Cedar Run District, discussed that this is a battle between pretty and practical, and stated that the majority in attendance are in favor.

Mr. Ancel Hendrix, Cedar Run District, spoke in favor of the proposed tower and noted he lives in a historically significant home.

Mr. Brandon Embrey, Cedar Run District, voiced his support and stated he does not want to wait another decade for coverage.

Mr. W. Chuck Allen, Cedar Run District, indicated he is a realtor that is also inconvenienced by living without service and shared his concern for students falling behind in school.

Ms. Brianna Elmore, Cedar Run District, stated that she has a medical condition that prohibits her from attending school and the lack of Internet service has caused her to give up school. Ms. Elmore insisted there is a need for quality of life that improved service can provide.

Ms. Dale Cirillo, Cedar Run District, explained that as a teacher she works many hours of overtime to complete work at school because she has poor service at home. Ms. Cirillo stated she understands the need for service first hand and appreciates all the history surrounding Casanova; however, the residents need the tower more.

Ms. Dianne Gulick, Center District, indicated that her brother owns land next to the SPCA property and acknowledged the concerns for improved service. She requested that they continue to look for alternative locations.

In that there were no further speakers, Mr. Ken Alm closed the public hearing.

After discussion, on motion made by Mr. Dell Ennis and seconded by Mr. John Meadows, it was moved to forward this item to the Board of Supervisors with a recommendation of approval, subject to the revised conditions.

Mr. Dell Ennis stated that this tower will allow up to four carriers; it protects the historic area by reducing the number of towers; located in the interior of the property and has a sufficient buffer.

Mr. Bob Lee stated that the ordinances are local binding laws on appointed officials and applicants that cannot be ignored or violated. Mr. Lee said the terms of the Zoning Ordinance have not been met and he does not support the motion.

Ms. Adrienne Garreau quoted the County's consultant's statement and agreed that she cannot support the motion.

Mr. John Meadows stated that he feels Verizon has exhausted all alternatives and in consideration of health, safety and welfare of the community, he supports the motion.

Mr. Ken Alm concurred that there is no doubt a need for 4G coverage and expressed his disappointment that Verizon has been resistant to consider other sites. Mr. Alm indicated the Board of Supervisors should encourage Verizon to evaluate sites with tree coverage, which meet the Zoning Ordinance and stated that he does not support the motion.

The motion failed 2 – 3, as follows:

AYES: Mr. John Meadows and Mr. Dell Ennis

NAYS: Mr. Bob Lee, Ms. Adrienne Garreau and Mr. Ken Alm

ABSTENTION: None

ABSENT: None

On motion made by Ms. Adrienne Garreau and seconded by Mr. Bob Lee, it was moved to forward this item to the Board of Supervisors with a recommendation of denial.

The motion carried 3 – 2, as follows:

AYES: Mr. Bob Lee, Ms. Adrienne Garreau and Mr. Ken

NAYS: Mr. John Meadows and Mr. Dell Ennis

ABSTENTION: None

ABSENT: None

5. **COMPREHENSIVE PLAN AMENDMENT – COMA-15-002663** – A Comprehensive Plan Amendment to Chapter 6 – New Baltimore Service District Plan. (Kimberley Fogle, Staff)

Ms. Kimberley Fogle reviewed the staff report, a copy of which is attached to and made part of these official minutes.

Mr. Ken Alm opened the public hearing.

Mr. Charlie Moore, Scott District, expressed his concern for changing the intersection at Suffield Meadows which will require residents to do a U-Turn and stated that it is a dangerous situation as is.

Mr. Rick Carr, Scott District resident and representative of Citizens for Fauquier County, commended staff for an upgraded plan with neighborhood connectivity and encouraged a recommendation of approval.

Mr. Chuck Medvitz, Scott District resident and member of the New Baltimore Citizen Committee, concurred that he was happy with the evolution of the plan and requested a recommendation of approval.

Mr. Ed Moore, Cedar Run District, commended all involved in working on this plan and spoke in support of a recommendation of approval.

Mr. Pete Eltringham, Scott District, concurred with the previous speakers' comments and stated that he appreciates the staff dedication when the facts have changed many times over the years. Mr. Eltringham spoke in favor of a recommendation of approval.

Mr. Marc Geffroy, Scott District, explained that he owns property adjacent to the Fauquier Bank that he intends to develop with retail and shared his concern that moving the right-of-way might make his property unusable.

In that there were no further speakers, Mr. Ken Alm adjourned the public hearing.

On motion made by Ms. Adrienne Garreau and seconded by Mr. John Meadows, it was moved to postpone this item for sixty (60) days with the public hearing left open.

The motion carried unanimously.

In that there was no further business, the meeting was adjourned at 9:27 p.m.

A tape recording of the meeting, as well as the associated staff reports and attachments for each agenda item, are retained on file in the Department of Community Development's Planning Office, 10 Hotel Street, Third Floor, Warrenton, Virginia, for a period of one year.

***THE AGENDA MAY BE MODIFIED ON ADOPTION BY THE PLANNING
COMMISSION IN THE FORM OF ADDITIONS, DELETIONS OR REVISIONS***